

Cash Advance \$7570.55

Account No. 44361659 Y

REAL ESTATE MORTGAGE

ST. PANKERSLEY
R.M.C.
FILED
AUG 22 1979
AM PM
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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 17 day of August, 1979,
by Marvin Bayne and Marlene Bayne

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto M & J FINANCE CORP., INC. of Greenville

, a corporation, organized and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of _____

Fifteen thousand three hundred fifty-four and 92/100----- (\$15,354.92) Dollars,

as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 108 consecutive
monthly installments of \$ 142.00 each; the first installment being due September 15,
1979, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors or assigns, the following

described property situated in the County of Greenville, State of South Carolina:

MARVIN BAYNE and MARLENE BAYNE

ALL that lot of land situate on the eastern side of Rabbit Farm Road in the County of Greenville, State of South Carolina being shown as a tract containing 2.42 acres on a plat of the Property of Marvin Bayne dated May 14, 1979, prepared by Lindsey and Associates, recorded in Plat Book 7F at page 42 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of Rabbit Farm Road at the corner of property now or formerly belonging to Taylor and running thence with the Taylor property N. 47-14 E. 149.9 feet to an iron pin; thence S. 85-24 E. 218.2 feet to an iron pin; thence N. 10-02 E. 202.7 feet to an iron pin; thence N. 5-31 E. 105 feet to an iron pin; thence N. 69-36 W. 312.2 feet to an rock in or near a creek; thence S. 5-38 E. 293 feet to a stone; thence S. 74-14 W. 126.2 feet to a point near the center of Rabbit Farm Road; thence with said road S. 4-08 E. 171.8 feet to the point of beginning.

This is a portion of the property devised to the grantors herein and Lela Jane Bayne according the the Will of J.J. Bayne, who died as a resident of Greenville County on March 20, 1965, as will appear according the Apartment 899, File 1 in the Office of the Probate Court for Greenville County. The said Lela Jane Bayne, who had a life estate interest in the subject property, has since died on May 15, 1979 as a resident of Greenville County.



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